FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

October| 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Oct | 2024	$ 1,040,242	163	338	48%	$ 990,000
Sept l 2024	$ 1,021,471	127	376	34%	$ 980,000
% CHANGE (+/-)	1.84%	28.35%	-10.11%	42.78%	1.02%
Oct l 2023	$ 1,036,226	106	298	36%	$ 970,000
% CHANGE (+/-)	0.39%	53.77%	13.42%		2.06%

NEW INVENTORY

	Oct | 2024	Sept l 2024		TREND
Detached homes	180	184	-2%	▼
Semi-detached	26	35	-26%	▼
Att/Row/Twnhouse	64	84	-24%	▼
Condo Townhouse	16	19	-16%	▼
Condo Apartment	51	53	-4%	▼
Other	1	1	0%	-
TOTAL	338	376	-10%	▼
sales to new ratio	0.48	0.34		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Oct | 2024	73	17	47	1	25	0
Sept l 2024	54	7	44	5	15	2
	35%	143%	7%	-80%	67%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Oct | 2024
sale price	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242
# of sales	151	155	145	181	162	129	131	127	163

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